

1 Ard Na Smoll, Dungiven BT47 4NF

**Exterior:** This property enjoys fantastic outdoor space. It has beautifully cared for lawn areas to both the front and the rear. It also has a south facing patio area and a detached garden shed. Boundaries are formed by a garden wall to the front and wooden fencing to the rear.

Garden Shed 15' x 8'



# P. McDermott

## PROPERTY & MORTGAGES



**1 ARD NA SMOLL,  
DUNGIVEN BT47 4NF**

We are delighted to bring to the market this attractive three bedroom semi detached home. It benefits from a large attractive garden area to both the front and the rear. It is located close to shops, sports facilities and only a few minutes walk from local schools. Accommodation includes a galley style kitchen and warm cosy living room, with three bedrooms and bathroom on the first floor. It has been well maintained and is sure to attract interest from both first time buyers and investors.

**Additional Features:**

- Attractive 3 bedroom home
- Large yard and garden area
- Upvc double glazed windows
- Oil fired heating
- Within easy walking distance of all local amenities

**PRICE: OFFERS AROUND £104,950**  
**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**  
130 Main Street | Dungiven | Co. Derry BT47 4LG  
Telephone: 028 7774 0100 Email: pmcdprops@gmail.com

**Entrance Hall:** Bright spacious entrance hall, uPVC front door, laminate wooden floor, storage area under stairs.

**Living Room:** 11'9 x 11'5 Feature open fire with brick surround and tiled hearth, cornice to ceiling, vertical blinds, TV points.



**Kitchen/Dining:** 21'6 x 7'4 Range of eye and low level fitted kitchen units in an oak finish, incorporating 1½ bowl stainless steel sink with mixer taps, electric free standing cooker, walls tiled between kitchen units, floor tiled in kitchen area and laminate floor in dining room. TV points.



**Rear Porch:** Hardwood back door and tiled floor.

**1st Floor Landing:** Carpet to stairs and landing, shelved hot press.

**Bedroom 1:** 13'8 x 8'8 Carpet, vertical blinds.



**Bedroom 2:** 12'6 x 5'7 Carpet, vertical blinds.



**Bedroom 3:** 11'4 x 6'5 Carpet, vertical blinds.

**Bathroom:** 5'4 x 5'6 Wash hand basin with vanity unit and mixer taps, bath, carpet.



**WC:** 4'9 x 2'8 Low flush wc, walls tiled, carpet.